

After Recording Return to:  
Carolyn McManus-Bagiardi  
Stewart Title Company  
18501 Murdock Circle, Suite 101  
Port Charlotte, FL 33948

5/16/2014 10:39 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

This Instrument Prepared by:  
Carolyn McManus-Bagiardi  
Stewart Title Company  
18501 Murdock Circle, Suite 101  
Port Charlotte, FL 33948  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

SIMPLIFILE Receipt # 1740287

Doc Stamp-Deed: \$63.00

Property Appraisers Parcel I.D. (Folio) Number(s):  
0972128936 and 0972128901  
File No.: 01206-23026

## WARRANTY DEED

This Warranty Deed, Made the 7 day of May, 2014, by Patricia S. Milnes, whose marital status is widow, whose post office address is: 4370 63rd Street N, St. Petersburg, FL 33709, hereinafter called the "Grantor", to Rock it Homes, LLC, a Florida Limited Liability Company, whose post office address is: 280 South Main St. Ste 103A, Pleasant Grove, UT 84062, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Nine Thousand Dollars and No Cents (\$9,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to wit:

Lots 1 and 36, Block 1289, 26th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 3, 3A through 3S, inclusive of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 1/1/2014, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Deborah Traubridge Patricia S. Milnes  
Printed Name: Deborah Traubridge Patricia S. Milnes

Witness Signature: Scott Ross  
Printed Name: Scott Ross

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 7 day of May, 2014 by Patricia S. Milnes, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: Denise A. Shirley  
Printed Name: Denise A. Shirley

My Commission Expires: 3-24-17  
(SEAL)

